



V S JADON & CO. VALUERS LLP.

VALUATION REPORT

REF No - VSJCVNM-AXIS-RTL-AUG24-14500

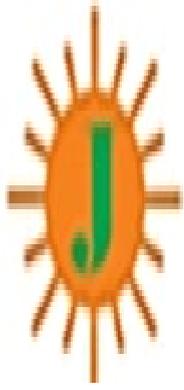
CPC - NEW PANVEL

ASC - PANVEL

Completion Status : Ready

Transaction Type : Top Up

Date Of Property Visit	2024-08-07				
Name Of Customer	Mrs Manisha Prakash Chavan and Mr Prakash Uttam Chavan			App ID	24291797
Documents Provided	Index II, ALLOTMENT LETTER				
Property Detail	2 BHK Flat				
Unit/Flat No	1	Plot / House No.		S.No,G.No/ Khasra No	Sector No. 09
Floor No	2nd Floor	Building/Bungalow Name	Millennium Towers Harmony CHSL	Wing Name	A-2
Street	Sanpada Road/Juinagar Station Road				
Project/Society/Colony name	Millennium Towers Harmony CHSL		Locality/Village	Village Sanpada	
State	Maharashtra	City	THANE	Pincode	400705
Property Address	Flat No. 01, 2nd Floor, Building No. A-2, Millennium Towers, Harmony CHSL, Sector No. 09, Near KMC Hospital, Sanpada Road/Juinagar Station Road, Village Sanpada, Navi Mumbai, Tal & Dist. Thane - 400705.				
Nearby Land Mark	Near New Satyam 17 West/Near KMC Hospital	Distance from City centre	About 950 M From Juinagar Railway Station	Occupancy Status	Self occupied
Latitude of property	19.0581118		Longitude of property	73.0097169	
Availability Of Local Transport	Local Train		Class Of Locality	Middle Class	
Level Of Land With Topographical Conditions:	Plane		Quality Of Infrastructure In Vicinity	Good	
Boundaries	North	South		East	West
As Per Deed	NA	NA		NA	NA
At site	A-2 Building	Gurudwara		Garden Gate 7	Satyam Building
Does The Boundaries At Site Match, As Mentioned In Documentation				NA	
Status Of The Land/ Property	Leasehold		Type Of Property	Flat	
Approved Usage Of Property	Residential		Actual Usage Of The Property	Residential	
Type Of Structure	RCC				
Does The Property Have Electricity / Water / Drainage Connection:				Yes	



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Proximity To Civic Amenities Like School, Hospital, Market, Etc.:	Nearby	Development Of Surrounding Area:	Under development
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Approval Detail

Layout Approval No.	NA	Layout Approval Date	0000-00-00	Layout Expiry Date	0000-00-00
Building Plan Approval No.	NA	Building Plan Approval Date	0000-00-00	Building Plan Expiry Date	0000-00-00
Date Of Commencement Of Construction		Expected Completion Date			
Completion Certificate Date	0000-00-00	Completion Certificate Number	NA		

Construction Details

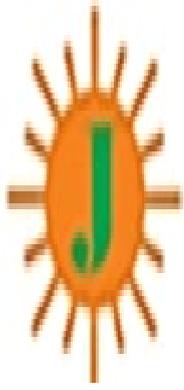
Demarcation At Site	Yes	Whether the construction is as per approved building plan and / or local building bye I	No
Quality Of construction	Good	Maintenance Of The Property	Good
Current Life Of The Structure	23	Projected Life Of The Structure	37
Nos of Bedrooms	2	Floor of the Unit	2nd Floor
Nos of Toilets	2	Nos of Car Parking	0

Floor Wise Usage

Floor	Current Usage	Rented(Tenant Name)
2nd Floor	Residential	

No of Floors in the Building

As per site	14th Floor	As per plan	NA
Measured Carpet area of the Unit	590.00 Sq ft	Actual Saleable area of the Unit	Sq ft
Approved Saleable Area of the unit	Sq ft	Approved carpet area of the Unit	Sq ft
Built Up Area as per agreement	810.00 Sq ft	Carpet Area as per Agreement	675 Sq ft
Super Builtup Area as per Agreement	1046.00 Sq ft	Permissible Area	Sq ft



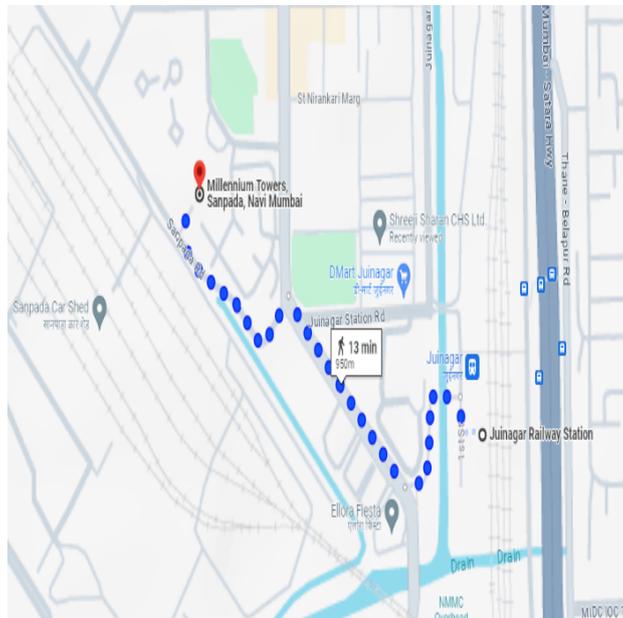
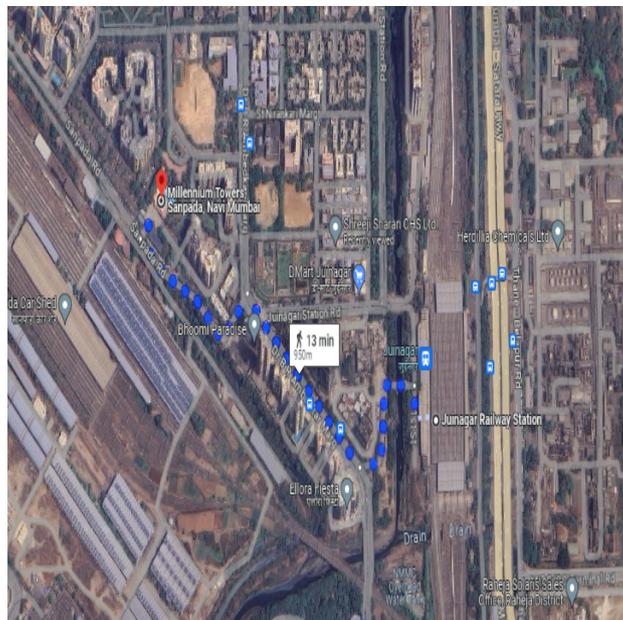
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Area consider for Valuation: Built Up Area as per agreement			
810.00 Sq ft			
Current Sale Rate for Unit Area	20500.00 Sq ft	Current Sale Rate For Other Area 1	Sq ft
Current Sale Rate For Other Area 2	Sq ft	Other Area 1 if any	Sq ft
Other Area 2 if any	Sq ft		
Stage Of Construction	Completed		
% Work Completed	100		
% Disbursement Recommended	100		
Parking Rate	0.00		
Parking value in Rs	0.00		
Current Value Of The Property	16605000.00		
Current Value of Property including parking	16605000.00		
Total Value of Property After 100%	16605000.00		
Government Valuation Rate	0.00		
Government Valuation In Rs	0.00		
Total Rent per month in Rs	20500		
Distress Percentage	80.00		
Distressed Valuation Of Property in Rs.	13284000.00		
Remarks			
. We have released report based on provided documents i.e. Copy of Index II - 9867/2020, Dated - 04/11/2020 & CIDCO Allotment Letter - CIDCO/MM-1/MT/SANPADA/96, Dated 01/10/2001. 2. Property inspected by Mr. Mayur Ranvare. (Engineer) 3. Property identified by Mr. Prakash Uttam Chavan (Owner) 4. Property is good. 5. Property is Occupied by Owner. 6. We are Considered Age of property as per CIDCO Allotment Letter. 7. As Per Index II Owner is Mrs. Manisha Prakash Chavan and Mr. Prakash Uttam Chavan. 8. Subjected Property Is consisting of Gr. + 14th Floors With 02 Lifts. 9. On Site Slab Paint Crust Fall Down of Floor lobby Area. 10. We have considered documented area for valuation. i.e. 20% loading on CA.			
Undertaking			
1) We Have Personally Visited The Property & Identified The Same Based On The Documents Provided 2) We Have No Direct Or Indirect Interest In The Property Being Valued 3) The Information Furnished Above Is True And Correct To Best Of My/Our Knowledge 4) Legal Title Of The Property Is Not Verified By Us			



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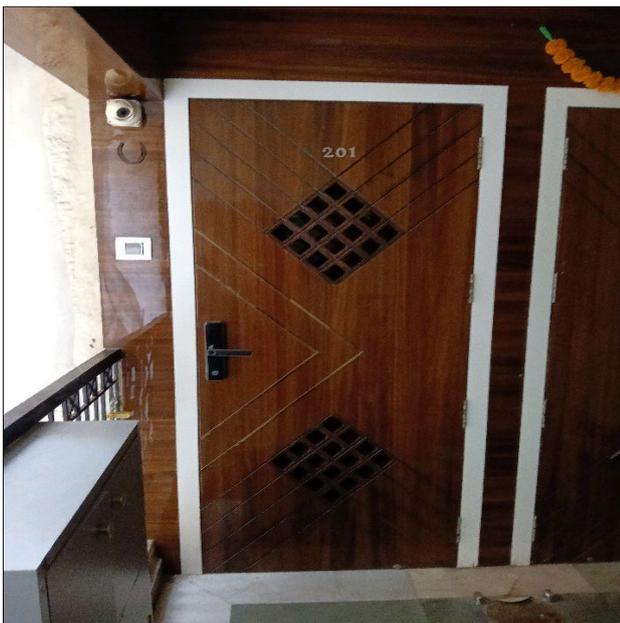
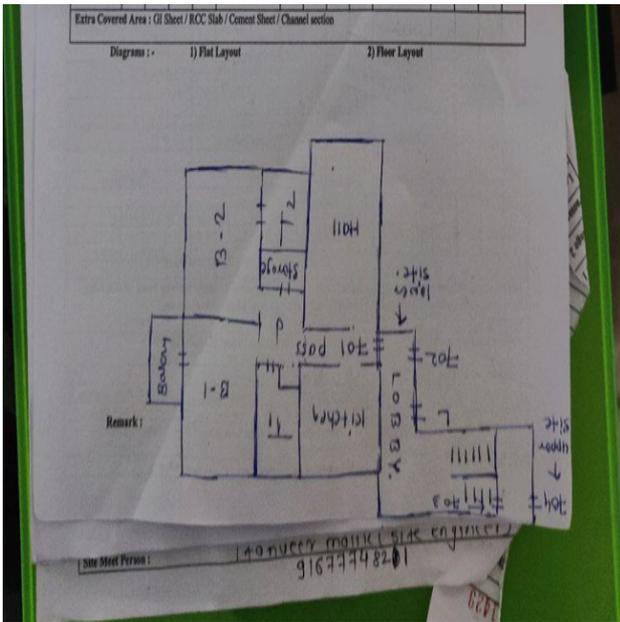
Location Map





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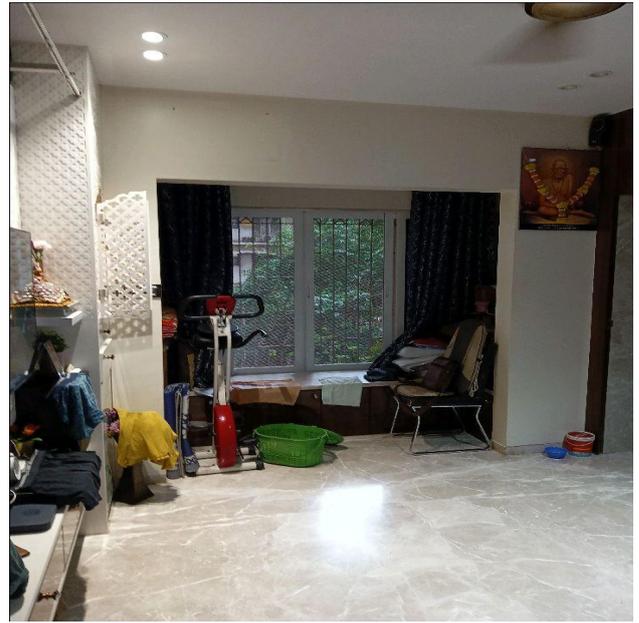
Property Images





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